



**TOWN OF FREETOWN**  
**MASSACHUSETTS**  
*Office of the Town Clerk*

3 North Main Street  
P.O. Box 438  
Assonet, MA 02702  
Phone: 508-644-2201; Ext. 2  
Fax: 508-644-9826  
www.freetownma.gov  
townclerk@freetownma.gov

*Cheryl C.A. Estrella*  
Town Clerk

August 26, 2021

Mr. James Frates, Chairman  
Board of Appeals  
Town of Freetown  
3 North Main Street  
Assonet, MA 02702

**SUBJECT: CASE #594**

Dear Chairman and Board of Appeals:

A petition for a special permit was submitted to the Town Clerk's Office today, Thursday, August 26, 2021 by Daniel A. Raposo in regards to adding an accessory apartment at his home located at 5 Ethan Circle, East Freetown (Map 241, Lot #026.29).

I am therefore submitting this application to the Zoning Board of Appeals who is the Special Granting Authority according to the Town of Freetown Zoning Bylaws Article 11 Sec 11.19.

Sincerely,

Cheryl C.A. Estrella  
Town Clerk

cc: Planning Board  
Building Commissioner  
Assistant Assessor  
Town Administrator



TOWN OF FREETOWN  
COMMONWEALTH OF MASSACHUSETTS

*Cheryl C. A. Estrella*  
RECEIVED  
FREETOWN TOWN CLERK  
2021 AUG 26 AM 9:29

*August 24, 2021*

— Submit two original copies (original signatures) to the Town Clerk's office —

To the Board of Appeals:

The undersigned hereby petitions the Board of Appeals as follows:

Name of Petitioner: Daniel A. Raposo

Mailing Address: 5 Ethan Circle, E. Freetown, MA

Property Owner: Daniel A. Raposo

Mailing Address: 5 Ethan Circle, E. Freetown, MA 02717

Property Address: Same

Zone: R B I 1/2 VR VB OSR Reg. of Deeds Book: 6735 Page: 90

Assessors Map # 241 Lot # 026.29 Area of Lot: 23.25 ACRES

Frontage: 192 feet

Nature of Relief Sought:

☒ Special Permit under Article 11, Section 19 B of the Protective By-laws.

☐ Variance from Article \_\_\_\_\_, Section \_\_\_\_\_ of the Protective By-laws.

☒ Appeal from a decision of the Building Inspector/Zoning Enforcement Officer, dated

8/24/21 (Please attach a copy.)

Provide a brief description of your proposal/request:

Requesting permission to complete an accessory apartment in my basement for my daughter who is Deaf & handicap & for my 5 year old grandson. Her husband passed away & they will need a place to stay.

If your request is for a variance, you must indicate what your hardship is. A hardship may be based on the soil conditions or topography of your property, the shape of your property, or the locations of existing structures, wells, or septic systems on your property. Simply wanting something that is not allowed under the by-laws does not constitute a hardship. Please describe your hardship(s) below:

I will construct the living space to be 1,000 sq. feet, & the remaining area will be for storage area. Thank you.

If your request is for a special permit for an accessory apartment, you must provide the following information:

Square footage of existing home: 2023

Square footage of proposed apartment: 1,000 (maximum 1,000 square feet)

I hereby request a hearing before the Zoning Board of Appeals with reference to the above petition or appeal. All of the information on this petition, to the best of my knowledge, is complete and accurate. I understand that I will be responsible for paying the cost of newspaper advertisements for my hearing, and for the cost of notifying the abutters to my property of the hearing by certified mail, return receipt, with notices provided to me by the Board. I also understand that I will be responsible for paying the costs of any engineering, architectural, legal or other consultants deemed necessary by the Zoning Board of Appeals to assist in its consideration of this application, pursuant to G.L. c.44, §53G and that failure to timely pay such costs shall constitute grounds for denial of this application.

Petitioner Signature: Daniel A Raposo Date: 8/26/21

Property Owner Signature: Daniel A Raposo Date: 8/26/21

Petitioner Telephone Number: 508 951 7448

Petitioner E-mail Address: DRaposo64@aol.com

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All applications for variances should be accompanied by two copies of a site plan, and one additional copy that must be 11" x 17" in size, all prepared by an engineer. **Be sure you provide enough copies that BOTH the Town Clerk's office AND the Board of Appeals receive copies.** Your site plan should include the following:

- (a) Existing and proposed street lines and names.
- (b) Existing and/or proposed buildings, including accessory buildings.
- (c) Existing and/or proposed driveways.
- (d) General locations of wetlands and waterways, if any.
- (e) Locations of wells and septic systems.
- (f) Soil types and conditions and groundwater table, if applicable.
- (g) Setback distances from streets and abutters.
- (h) Footage for all lines of the property and total area (in acres or square feet).

All applications for special permits for accessory apartments should be accompanied by two copies of a plan for the apartment, at least one of which must be 11" x 17" in size. **Be sure you provide enough copies that BOTH the Town Clerk's office AND the Board of Appeals receive copies.** Your plan should include the following:

- (a) Layout of the apartment in relation to the existing house.
- (b) Dimensions of rooms, and dimensions and overall square footage of the apartment.
- (c) If the apartment will require an addition to the home, the setback distances from streets and abutters.



**TOWN OF FREETOWN**  
OFFICE OF THE  
**BUILDING COMMISSIONER**

3 North Main Street  
P.O. Box 438 - Assonet, Massachusetts 02702  
Tel. (508) 644-2202  
Fax (508) 644-2183

August 24, 2021

Daniel A Raposo  
5 Ethan Circle  
East Freetown, Ma 02717

Re: Building Application Denial

Dear Daniel,

This office has received an application on **August 5, 2021**, construct a basement/ accessory apartment at **5 Ethan Circle (parcel # 241-026.29)** The Town of Freetown Zoning Bylaws Section 11.19 B requires A Special Permit be issued from The Zoning Board of Appeals to allow a Building permit to be properly Issued. Also, the application shows that the square footage is over the 1000sf max allowed.

Applications for the Special Permit are available at the Town Clerks office in the Town Hall during normal Town Hall hours. The completed application must be returned to their office within 30 days. If you have any questions, please contact this office

Very Truly Yours,



Jeffrey Chandler

Building Commissioner, Zoning Enforcement Officer

Cc: Town Clerk, Zoning Board of Appeals, Assessor's Office file.